Fact Sheet
May 2002

RIVER STREET REDEVELOPMENT SITE

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

125 RIVER STREET, SANTA CRUZ, SANTA CRUZ COUNTY, CALIFORNIA

DTSC is one of six Boards and Departments within the California Environmental Protection Agency. The Department's mission is to restore, protect and enhance the environment, to ensure public health, environmental quality and economic vitality, by regulating hazardous waste, conducting and overseeing cleanups, and developing and promoting pollution prevention.

State of California

California Environmental Protection Agency

INTRODUCTION

The California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) is distributing this fact sheet to inform the community about the proposed plan to remedy contaminated soil at the River Street Redevelopment Site located at 125 River Street in Santa Cruz, California (see figure insert).

DTSC has prepared a draft ***Remedial Action Plan (RAP)*** as part of DTSC's ***Expedited Remedial Action Program (ERAP).*** A draft ***Negative Declaration*** has been prepared to address the requirements of the ***California Environmental Quality Act (CEQA)***. **.** Copies of the draft RAP, proposed negative declaration and other site-related documents are available for public review at the information repositories listed on the back page.

DTSC is inviting the public to comment on the draft RAP during the public comment period (see Public Comment Period Box).

This fact sheet provides information on:

- chemicals present in soil and groundwater;
- cleanup goals;
- recommended remedial alternative; and
- opportunities for public involvement.

Terms in *bold/italic* are defined in the Glossary.

Public Meeting & Comment Period

DTSC is seeking public comment on the proposed cleanup plan for the River Street Redevelopment Site prior to making a final decision on the project. The 30-day public comment period runs from:

May 8, 2002 through June 7, 2002

PUBLIC MEETING
May 22, 2002, 6:00 p.m.
County Veterans Building
846 Front Street, Room 22
Santa Cruz, California

At the meeting, oral and written comments will be accepted. Written comments may also be sent, postmarked no later than June 7, 2002 to:

Janet Naito, Project Manager
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2721
jnaito@dtsc.ca.gov

All comments received by DTSC will be responded to and considered in the selection of the remedy

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demands and cut your energy costs, see our website at www.dtsc.ca.gov.

Site Description

The Site is an approximately 1.5 acre property in the downtown business district of Santa Cruz (see Figure 1). It is zoned CBD (central business district) which allows both commercial and multi-family residential land uses. The Site is bordered by Bulkhead Street on the southern side, North Pacific Avenue to the west, River Street along the northern boundary and a restaurant to the east. The entire Site is paved and is fenced off from public access.

Site History

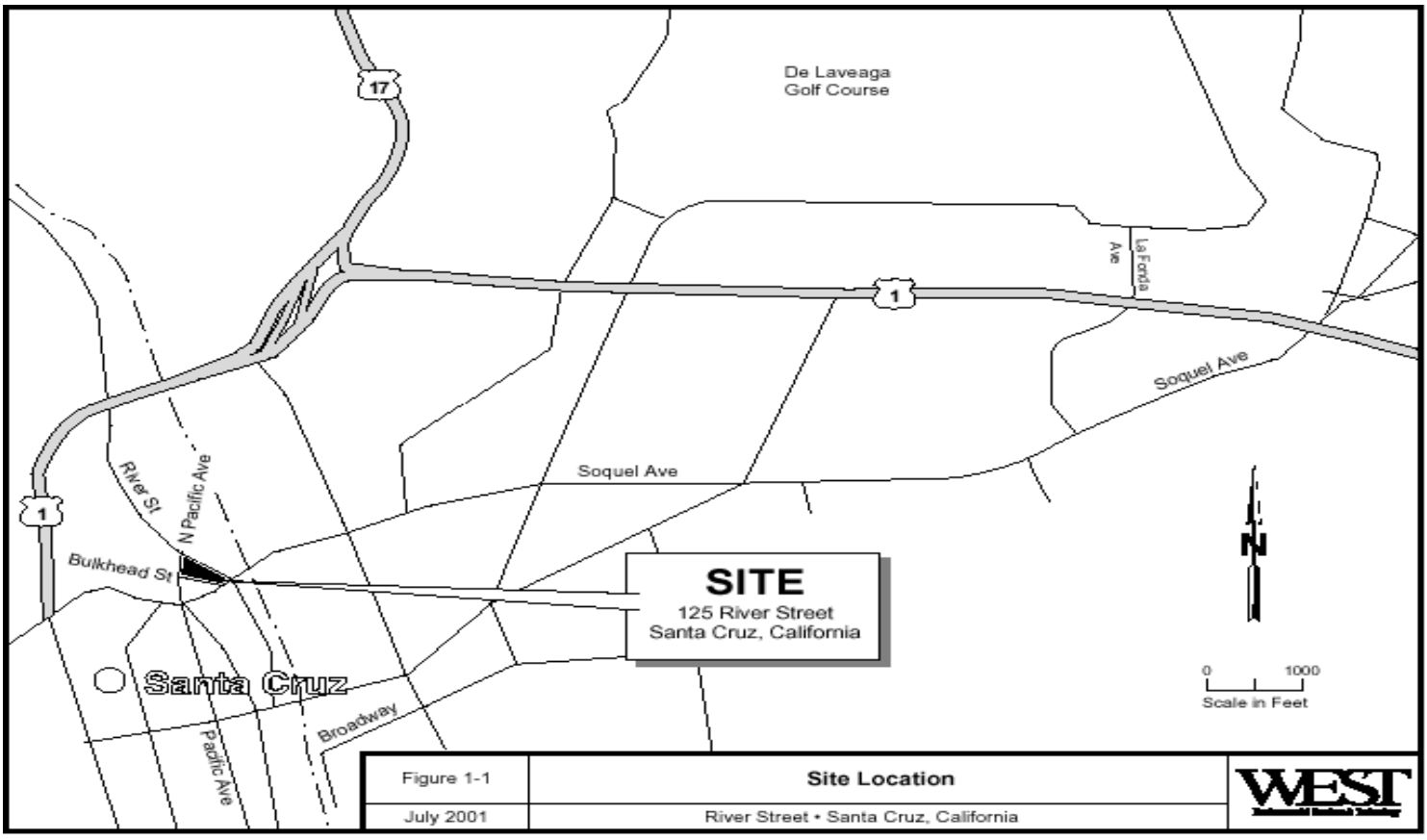
The River Street Site was vacant land prior to 1862. A manufactured gas plant was operated near the Site from 1867 through 1930. Materials for the plant may have been stored on the Site. From 1892 through 1950, a granite works operated on site. An automobile servicing and fueling station operated on the Site from 1942 through 1988. A blacksmith operated at the Site from 1935-1950. Pacific Welding and Engineering operated at the Site from 1960 to 1966. From 1966 through 1990, Santa Cruz Iron Works occupied part of the Site. Recently, a variety of small commercial and light industrial companies occupied the Site. Currently, the Site is unoccupied.

Site Investigation

Soil and groundwater samples were collected and analyzed in a series of investigations from 1997 through 2001.

Lead, petroleum hydrocarbons, polynuclear aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs*)* were the main chemicals found.

These chemicals were found at levels above those considered safe for residential land use in limited areas of the Site**. Benzene, PAHs, and petroleum hydrocarbons** were detected in the groundwater above drinking water limits. Based upon sampling data collected, groundwater contamination from this Site does not extend offsite. The concentrations of these chemicals have decreased over time in all but one of the monitoring wells. The data collected from this well indicates that the soil near this location has been impacted by PAHs and benzene which has also affected the groundwater.



Risk Evaluation

Data from the soil and groundwater investigation were used to prepare a risk evaluation for the Site. Since the Site is currently paved and fenced, chemicals present in soil and groundwater do not pose a current threat to public heath and/or the environment. However, the property is proposed for redevelopment. Therefore, the risk evaluation evaluated possible risks to humans and wildlife from the chemicals present in the soil and groundwater under two exposure scenarios: 1) unrestricted land use; and 2) multi-family residential land use.

The study concluded that lead, PAHs, VOCs and petroleum hydrocarbons are present in soil in limited areas of the Site at concentrations that may pose a potential threat to human health under both a residential and multi-family residential land use scenario.

Evaluation of the Alternatives

The RAP evaluated four ***remedial alternatives*** to reduce or eliminate exposure to hazardous substances in soil and three alternatives to address chemicals in groundwater.

Soil Alternatives (RV-1 – RV-4)

Alternative RV-1 – "No Action." No remedial actions would be implemented. DTSC requires evaluation of "no action" to establish a baseline for comparing all other alternatives.

Alternative RV-2 – Capping with Source Area Removal and Groundwater Monitoring. A cap (barrier) would be placed over affected soil to prevent exposure to hazardous substances. To remove potential source areas, oily soil around MW-4 would be removed. To facilitate on-Site shallow excavations, soil exceeding cleanup goals based upon multi-family residential exposure would be removed to a depth of five-feet and disposed of at an appropriate offsite facility. The excavation would be backfilled with clean fill material under baserock and an asphalt cover. To maintain the cap and regulate intrusive activities, a deed restriction and operation and maintenance requirements would be implemented.

Alternative RV-3 – Excavation to Meet Multi-Family Residential Cleanup Goals and Offsite Disposal with Backfilling as Needed for Subterranean Garage. Soil would be excavated to achieve cleanup goals based upon multi-family residential exposure and disposed of at an appropriate offsite facility. Clean fill material would be used to backfill the excavation to the depth required for installation of a subterranean garage. Groundwater monitoring would be conducted and a deed restriction would be implemented to limit the use of the property to those consistent with the cleanup goals established.

Alternative RV-4 – Excavation to Meet Multi-Family Residential Cleanup Goals and Offsite Disposal with Backfilling to the Ground Surface. Soil would be excavated to achieve cleanup goals based upon multi-family residential exposure and disposed of at an appropriate offsite facility. Clean fill material would be used to backfill the excavation to the ground surface. Groundwater monitoring would be conducted and a deed restriction would be implemented to limit the use of the property to those consistent with the cleanup goals established.

Alternative RV-5 – Soil Excavation to Meet Unrestricted Cleanup Goals and Offsite Disposal. Soil would be excavated as required to meet cleanup goals based upon single-family residential exposure and disposed of at an offsite facility. Clean fill material would be used to backfill the property to the ground surface. Groundwater monitoring would be conducted.

Groundwater Alternatives For UST Release (RU-1 – RU-3)

Alternative RU-1 – No Action. No remedial actions would be implemented. Petroleum hydrocarbons would be expected to naturally breakdown over time. DTSC requires evaluation of "no action" to establish a baseline for comparing all other alternatives.

Alternative RU-2 – Institutional Controls and Groundwater Monitoring. Source area soils would be removed and groundwater monitored for natural breakdown of petroleum hydrocarbons over time. Institutional controls would also be implemented to restrict future groundwater use until such time that the remedial goals have been achieved.

Alternative RU-3 – *Enhanced Insitu Biological Degradation*. Nutrients and dissolved oxygen would be added to stimulate the natural breakdown of petroleum hydrocarbons. Periodic groundwater monitoring would be used to assess the degree of enhanced biodegradation.

The alternatives were evaluated based on the following criteria:

- Protection of public health and the environment;
- Compliance with federal, state and location requirements, including the Water Code;
- Provide long-term effectiveness and reliability;
- Implementability; and
- Cost-effectiveness.

The goal of the remedial action is to protect public health and the environment and to provide a property suitable for its intended use within a timeframe consistent with the redevelopment schedule.

Alternative RV-3 (soil excavation and offsite disposal) is the recommended alternative for soil. RU-3 (enhanced insitu biological degradation) is the recommended alternative for groundwater. They were selected because they would meet the above criteria, providing both short- and long-term protection of human health and the environment.

Proposed Cleanup Method

The draft RAP recommends removal of soil containing chemicals above cleanup goals based upon multi-family residential land use standards. It also recommends treating groundwater impacted by gasoline and diesel in place to enhance natural breakdown. If approved, excavation activities will take about two months to complete. Under the oversight of DTSC, a hazardous waste contractor would conduct the excavation activities in accordance with a site-specific ***health and safety plan***. This plan would comply with both State and Federal regulations designed to protect the health and safety of construction workers and the public during implementation.

California Environmental Quality Act

In accordance with the California Environmental Quality Act (CEQA), DTSC has evaluated the project to determine potential environmental impacts of the proposed cleanup plan. DTSC found that the proposed cleanup plan would improve environmental quality and therefore have no significant negative impacts. DTSC plans to issue a Negative Declaration in accordance with CEQA for this project.

GLOSSARY

Benzene
A colorless to light-yellow liquid; an aromatic hydrocarbon; a carcinogen; highly toxic and flammable. It is a solvent and a constituent in gasoline.

California Environmental Quality Act (CEQA)
A law mandating environmental impact review of governmental actions in California.

Expedited Remedial Action Program (ERAP)
A pilot program administered by DTSC designed to expedite cleanup of contaminated properties.

Enhanced Insitu Biological Degradation
Nutrients and dissolved oxygen are injected into the groundwater to stimulate the breakdown of petroleum hydrocarbons.

Health and Safety Plan
A Plan prepared to meet State and Federal requirements which identifies the measures which will be taken during field activities to protect the health and safety of the workers at the Site and the general public from exposure to hazardous waste, substances or materials.

Petroleum Hydrocarbons
A thick, dark brown liquid mixture incuding paraffins and hydroarbons (organic compounds consisting of carbon and hydrogen), that originated from plant and animal sources 10-20 million years ago.

Polynuclear Aromatic Hydrocarbons (PAHs)
Aromatic hydrocarbons containing three or more closed rings. Some PAHs are carcinogenic.

Lead
A dull gray metal that is present almost everywhere in the environment. Exposure to lead can cause damage to the nervous system, bone marrow, or developing fetus. Children are especially sensitive to lead exposure.

Negative Declaration
A California Environmental Quality Act document issued by the lead regulatory agency when the initial environmental study reveals no substantial evidence that the proposed project will have a significant adverse effect on the environment.

Remedial Action Plan (RAP)
A plan that outlines a specific program leading to the remediation of a contaminated site.

Remedial Alternative
A method for reducing or eliminating exposure to identified hazardous substances.

Volatile Organic Compounds (VOCs)
Organic liquids, including many common solvents, which readily evaporate at temperatures normally found at ground surface.

Anuncio

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Substancias Tóxicas. El número de teléfono es (510) 540-3842.

For More Information

If you would like more information about the Site, please call Janet Naito, DTSC Project Manager, at (510) 540-3833, jnaito@dtsc.ca.gov or Rachelle Maricq, DTSC Public Participation Specialist, at (510) 540-3910, rmaricq@dtsc.ca.gov. Media inquiries should be directed to Angela Blanchette, DTSC Public Information Officer, at (510) 540-3732 or ablanchette@dtsc.ca.gov.

Information Repositories

The Remedial Action Plan and Negative Declaration, which are part of the Administrative Record for the site, as well as other documents relating to the Site are available for public review at the following locations:

Santa Cruz Public Library
224 Church Street
Santa Cruz, California 95060
(831) 420-5700

DTSC File Room
700 Heinz Avenue
Berkeley, California 94710
(510) 540-3800

Notice to Hearing Impaired Individuals

TDD users can obtain additional information about the Site by using the California State Relay Service (1-888-877-5378) to reach PPS at (510) 540-3910.

Rachelle Maricq
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Berkeley, California 94710-2721